

LAND SUBDIVISION COMMITTEE MEETING
January 3, 2013

Members

Gregg Humphrey

Steve Stewart

Kenneth Springs

Tom Perry

Casey Pratt

Paul O'Shea

Nate Bottom

Lori Williams

Matt McLaughlin

Brad Bixby

Others

Jay Jessen

Airport Representative

Tim Landis

Mike Lopez

Bill (No last name provided)

Elliott McKinley

Staff

Joe Zeibert

Steve Keenan

Norm Sims

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2003-02

CENSUS TRACT # 2.01

NAME OF SUBDIVISION:	Jefferson Crossing – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	January 3, 2013
OWNER:	Qik-N-EZ, Grady Chronister
ENGINEER:	Fuhrmann Engineering
DESCRIPTION:	Pt. SW ¼ and the SE ¼, Sec. 19, T16N, R5W (Northeast corner of Winch Road and Jefferson Street)
	43.7 Acres 10 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Kenneth Springs
VOTE:	Passed with one present vote

Gregg Humphrey said he would vote present for this project because of a conflict of interest.

Jay Jessen presented the preliminary plan. He said the applicant divided two lots into four lots to increase their marketability. Jessen said this plan would reduce the overall number of access points onto Winch Road. He said Lot 1001 was a setback for the slopes and the applicant would like to clarify the lots. Jessen said the phasing plan is to start the earthwork once the preliminary plan is approved. He said he wants to ensure the City Engineer is okay with the grading. Jessen said the park phase of the development would be last, when the Park District can find funds. He said there was a lot of grading work to do and then the public improvements, including signalization along Illinois Route 97.

Joe Zeibert, Regional Planning Commission, asked if the final plat would be completed in one or two phases. Jessen said there would be one final plat. Zeibert said the applicant shall clarify the platting and phasing note on the preliminary plan. He asked if there would be access to Lot 7 through an access easement onto Amherst. Jessen said the applicant prefers direct access onto Winch Road. Zeibert asked if the access would function as one for the entire site. Jessen said there might be a reciprocal parking easement on the property. Lori Williams, City Traffic Engineer, said the applicant might want to split the access point between the two lots. Bottom said the City granted a variance but Public Works wants to check and ensure the access point functions properly with the arterial road. Zeibert asked if the location of the access point would be dependent on the traffic study approval, to which Bottom replied no. Jessen said the

phasing would include one final plat. Zeibert said if there is an access easement, the covenants might change, so the applicant may need to submit revised covenants. He said the applicant shall have the traffic study approved prior to the preliminary plan going to the Regional Planning Commission. Zeibert said the applicant shall dimension the utility easements, especially along Winch Road. He said the applicant shall label the utility easement as a utility/CATV easement. Zeibert asked if any of the easements meant to exclude telephones. Jessen said this is not the intent. Zeibert reminded the applicant that the floodplain development permit will expire April 4, 2013. He said the applicant shall add a note stating no part of this plan is in conflict with Floodplain Development Permit # 2012-1, issued on October 4, 2012. Zeibert asked what "limited use no development" on the plan means. Jessen said it was a note from the preliminary plan approved in 2009. He said there was a 40' setback at the time the 2009 preliminary plan was approved. Zeibert asked if Lot 1001 would be removed and the other lots would get larger, to which Jessen replied yes. Zeibert reminded the applicant that there must be floodplain monuments placed on the site per the floodplain ordinance. He said the final plat must show the floodplain monuments. Zeibert said the applicant should review the floodplain ordinance to determine the location of the monuments. He asked about the fishing pond and aerators for the Sangamon County Department of Public Health. Jessen said the pond would be approximately 12' deep. Jessen said there is an agreement between the Park District, the current owner, and the future owner. Zeibert asked if there was an agreement, to which Jessen said yes, a letter of intent. He said he would provide copies of the letters between the applicant and the Park District.

Kenneth Springs, citizen member, asked if the traffic study was approved yet, to which Jessen replied no. Jessen said when the lots were reconfigured, it changed the generator for the traffic study and a resubmission was required.

Tom Perry, Curran-Gardner Water District, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about landscaping and berms for the site. Jessen said the applicant had asked IDOT to clear the trees within its right of way for visibility. He said the developer would clear trees on its property except for the wetland area. O'Shea and Jessen discussed various landscaping scenarios. Jessen said landscaping had not been planned for the site yet. He said the landscaping would likely be handled through the covenants. O'Shea asked if the applicant would seek any signage variances, to which Jessen replied not to his knowledge.

Steve Stewart, CWLP-Water, said there is adequate capacity for the commercial development. He said the applicant should take a 10" water main all the way down Amherst if the applicant does not have an end user. On behalf of Rick Weber, Springfield Fire Department, he said the applicant should construct a fire hydrant across Amherst prior to the road being built. Jessen said he did not foresee problems with using a 10" water main or the revised fire hydrant location.

Gregg Humphrey, Springfield Metro Sanitary District, said the wye sanitary sewer services shown are not acceptable. He said each lot shall be served by an independent service of 6" minimum size. Humphrey said the applicant shall show the sewer line sizes and call out the relocated line on the plan.

Nate Bottom, Office of Public Works, said the applicant shall adjust the location of the sanitary sewer laterals so they are not underneath as much pavement. He said the applicant shall adjust the manhole near Lot 5. Bottom said the sidewalks along Winch Road shall be 5' in width. He said Public Works had some concerns with the traffic sight distances. Bottom said the sidewalk, grading, and drainage improvements must be addressed with the construction plans.

He said some additional right of way may be needed. Bottom said the City may need a drainage easement for the pipes under Winch Road.

Lori Williams, City Traffic Engineer, said the applicant's traffic study shall be approved. She said an IDOT permit shall be required for the public improvements in the state right of way.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Brad Bixby, CWLP-Electric, said the overhead electric work along Winch Road will need to be closely coordinated.

Nate Bottom made a motion to approve the preliminary plan, subject to:

- 1) Clarifying the platting and phasing note;
- 2) Approval of the traffic study;
- 3) Dimensioning the utility easements;
- 4) Labeling the utility easement as a utility/CATV easement;
- 5) Clarifying note 5 on the preliminary plan;
- 6) Adding a note stating no part of this plat is in conflict with Floodplain Development Permit # 2012-1, issued on October 4, 2012;
- 7) Revising the plan to reflect the current status of Lot 1001;
- 8) Revising the wye sanitary sewer services;
- 9) Showing each lot served by an independent sanitary service of 6" minimum size;
- 10) Showing the sewer line sizes and calling out the relocated line on the plans;
- 11) Adjusting the location of the sanitary sewer laterals to Public Works satisfaction; and,
- 12) Adjusting the manhole near Lot 5.

Kenneth Springs seconded the motion and the motion passed with Gregg Humphrey voting present.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.